



City of Milpitas

City of Milpitas
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City of Milpitas



PLANNING AND
NEIGHBORHOOD
SERVICES
DEPARTMENT

M2 ZONING
DISTRICT
(HEAVY
INDUSTRIAL)

PHONE: 408-586-3279
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WHAT IS A M2 ZONE?

The Heavy Industrial zone is reserved for the construction, use, and occupancy of buildings and facilities for office, research, general manufacturing, warehousing and distribution and other uses compatible with the district.

HOW CAN I FIND OUT THE ZONING REQUIREMENTS FOR MY PROPERTY?

You may contact the City of Milpitas Planning Department.

Please supply the following information:

- Street Address
- Assessor's Parcel Number (APN number (if available)

WHAT ARE THE PERMITTED USES IN THE M2 ZONE?

- The following uses are permitted in a M2 Zone:
- Any uses permitted in a M1 Zone
 - Auto assembly plants
 - Auto repair shops of all types
 - Draying, freighting or trucking yard or terminal when conducted wholly within an area on all sides with a solid wall or fence
 - Local transportation facilities when conducted within an area enclosed on all sides with a solid wall or fence to screen vehicles from view from adjacent properties
 - Plants and facilities for the research and development, assembly, manufacturing, packaging, processing, distribution, warehousing, repairing or treatment of equipment, materials, merchandise or products
 - Public utilities buildings and service facilities, electric transmission and distribution substations and public utility service centers

EXAMPLES OF IMPROPER M2 USES

- Retailing (except articles manufactured on the premise to the customer's order and sold to the ultimate consumer

*Additional uses may be allowed if a Conditional Use Permit (CUP) is approved. Please contact the Milpitas Planning Department for further information.

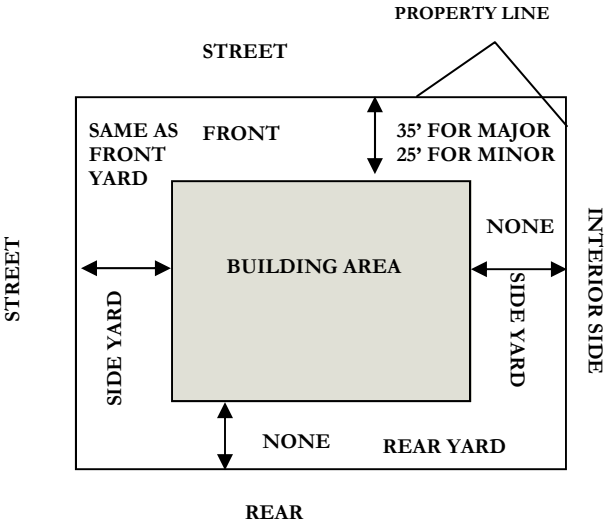
IS THERE A MINIMUM LOT SIZE REQUIREMENT?

No, there is no minimum lot area requirement in the M2 zone.

WHAT ARE THE MINIMUM SETBACK REQUIREMENTS?

| | |
|-------------|--|
| Front | 35' (measured from face of curb for lots having frontage on a major street) |
| Front | 25' (for lots having frontage on a non-major street) |
| Side | None (except street side of corner lots which shall be the same as front yard) |
| Rear | None |

EXAMPLE ILLUSTRATION OF SETBACKS FOR A M2 ZONED LOT:



WHAT IS THE MAXIMUM HEIGHT REQUIREMENT FOR BUILDING IN THE M2 ZONE?

The maximum height of a principle building shall not exceed three (3) stories or thirty-five (35) feet in height. The Commission must make a finding that any such excess height will not be detrimental to the light, air or privacy of any other structure or use currently existing or anticipated.

WHAT IS THE MAXIMUM LOT COVERAGE ALLOWED?

You may cover up to 40% of your lot, including any type of accessory building.

OTHER REQUIREMENTS?

For answers to other questions on topics such as Floor Area (FAR), parking, driveway, public improvement or architectural requirements, you may contact the Milpitas Planning Department.